

Town of Nolensville  
Planning Commission Meeting  
Regular Meeting  
May 12, 2005  
7:00 P.M.  
At Nolensville Elementary School

Members in attendance were as follows: Jimmy Alexander, Larry Gardner, Kristi McArthur, Frank Wilson, Rick Fisher, Charles Knapper, Willis Wells, Bob Haines, and James Clark.  
Staff present: Bob Notestine, Henry Laird, Richard Woodroof, Bill Terry, and Tonia Smith.

Agenda Item I- Meeting called to order by Chairman Willis Wells

Agenda Item II- Pledge of Allegiance

Agenda Item III- Approval of Minutes

a.) Regular Meeting- April 14

Rick Fisher made a motion to approve the minutes from the Regular Meeting held on April 14. Larry Gardner seconded the motion, passed unanimously.

b.) Special Called Meeting- April 19

Larry Gardner made a motion to approve the minutes from the special called meeting held on April 19. James Clark seconded the motion, passed unanimously.

Agenda Item IV- Citizen Comments

There were no citizen comments.

Agenda Item V- Major Thoroughfare Plan

This was deferred to next month.

Agenda Item VI- New Business

a.) Urban Residential Permitted Uses

There was discussion about the options that Henry Laird had submitted in the packet.

By consensus the board asked for Henry Laird to revise the ordinance with option 2 and bring it back to the board next month.

b.) Amending Section 1.7.0 Underground Utilities

Rick Fisher asked if the word excepted should be exempt instead.

Bob Notestine stated that exempt would be fine.

Rick Fisher made a motion to accept to insert a new second sentence of the ordinance to read as followed:

Electric feeder lines and telephone lines that are carried by such feeder lines in Office/Industrial base zones shall also be exempt from the underground requirement but all utility services to building or structures shall be placed underground.

Frank Wilson seconded the motion, passed unanimously.

Larry Gardner amended the motion to read as followed:

Electric feeder lines and telephone lines in Office/Industrial base zones shall also be exempt from the underground requirement but all utility services to building or structures shall be placed underground.

Jimmy Alexander seconded the motion, passed unanimously.

The new section shall read as followed:

#### **1.7.0 UNDERGROUND UTILITIES**

All utilities, such as cable television, electrical (excluding transformers), and telephone lines in new developments, shall be placed underground with the exception of Estate Residential base zones. Electric feeder lines and telephone lines in Office/Industrial base zones shall also be exempt from the underground requirement but all utility services to building or structures shall be placed underground. In the event that the Town or any public utility within the town, elects, at its own expense, to install underground utilities along or adjoining any street, then, upon the subdivision of the property in question, the Town, through the subdivision regulations, may require, as a condition of plat approval, the payment of an assessment by the property owner(s) (or performance bond with adequate surety established) representing the additional cost of extending the service to the property in question.

c.) Car Wash – 7211 Nolensville Road

Richard Woodroof stated that it is staffs recommendation to deffer to next month.

Bill Terry stated he had some comments that have not been addressed:

1. Include design of any exterior signs and type of illumination.
2. Indicate the setback distance for the sign location. The minimum is 6 feet.
3. Will a 2" water line supply the quantity of water required for a car wash?
4. Provide a cross-sectional profile of the buildings showing existing and proposed grades through the center of the property.
5. There is no interior parking lot landscaping; 8% is required.

Larry Gardner made a motion to deffer the Car Wash until next month. Bob Haines seconded the motion, passed unanimously.

d.) 7162 Nolensville Road Rezoning

Willis Wells stated he would like to recuse himself.

Frank Wilson made a motion to approve rezoning of 7162 Nolensville Road to Commercial Services with the condition of applying the commercial overlay also. Rick Fisher seconded the motion, passed unanimously. (Willis Wells recused)

e.) Matthew Chilvers- Lot 43, Section 3

Richard Woodroof stated this site was approved for the proposed office buildings on August 12, 2004. No work was performed within the six months and the approval become void. He has

resubmitted the site plan with some changes due to added requirements for water quality and has enlarged his detention pond. Staff's recommendation is for approval of the revised site plan.

Rick Fisher made a motion to approve revised site plan. Bob Haines seconded the motion, passed unanimously.

f.) Bent Creek Corner Lot Drive Location

Larry Gardner made a motion NOT to recommend the Bent Creek Corner Lot to the Board of Mayor and Aldermen. James Clark seconded the motion. Motion denied four (Jimmy Alexander, Larry Gardner, Bob Haines, & James Clark) to five (Kristi McArthur, Frank Wilson, Rick Fisher, Willis Wells, and Charles Knapper).

There was some heavy discussion.

Larry Gardner made a motion to recommend to the Board of Mayor and Aldermen on corner lots, side loaded garages have a minimum of 20 feet from the right-of-way to the garage door. Bob Haines seconded the motion, passed. Charles Knapper abstained.

g.) Amending Zoning Ordinance 9.2.4 and 9.2.5

Frank Wilson made a motion to accept amending ordinance 9.2.4 as followed:

9.2.4 **Review Standards** - In accordance with Section 13-7-207, Tennessee Code Annotated, the Board shall not grant a variance without a finding of fact and due consideration of each of the following standards based on evidence presented by the applicant.

Willis Wells seconded the motion, passed unanimously.

Frank Wilson made a motion to amended section 9.2.5 by adding the following new sentence at the end of the paragraph:

"It is the intent of the Board of Mayor and Alderman not to create a conflict, in any manner, with the provisions of T.C.A. 13-7-207 and in the event of a conflict between the language of this Ordinance and T.C.A. 13-7-207, the provisions of T.C.A. 13-7-207 shall control and prevail.

Willis Wells seconded the motion, passed unanimously.

h.) Town Hall Options

Joe Curtsinger spoke to the board about the option that the Town Hall Committee has chosen.

Larry Gardner made a motion to recommend to the Board of Mayor and Aldermen, pending the appraisal, to consider the property on 9873 Clovercroft Road as a Town Hall option. James Clark seconded the motion, passed. Larry Gardner, Jimmy Alexander, Kristie McArthur, Frank Wilson, Rich Fish, Bob Haines, and James Clark were for the motion. Charles Knapper was against. Willis Wells abstain.

Agenda Item VII- Old Business

a.) Monthly Bond Report

Frank Wilson made a motion to accept the monthly bond report. Jimmy Alexander seconded the motion, passed unanimously.

Agenda Item VIII- Other Business

Henry Laird asked the board to give him some recommendation in the next two weeks on which zone they would like to see automotive, boat, or trailer sales in.

Henry Laird also asked the board for some recommendation on how to address food service stands in the Zoning Ordinance.

Agenda Item VIII- Adjournment

Being no further business to come before the Planning Commission the meeting was adjourned at 8:55 P.M.

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Larry Gardner  
Secretary for the Planning Commission